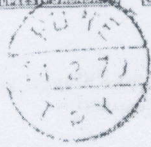


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FEB 15 1978



Additional Treasury Officer,
Pune

LEASE DEED

THIS LEASE MADE AT Pune on the Fifteenth day of February One thousand nine hundred and seventy nine

BETWEEN

PIMPRI - CHINCHWAD NEW TOWN DEVELOPMENT AUTHORITY hereinafter called the "Lessor" (which expression shall, unless the context does not so admit include its successors and assigns) of one part.

AND

President Akurdi - Chinchwad Education Society - Akurdi - Pune - 35

Shri Nicholas Samuel Gabriel Premayy - age

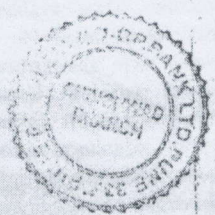
hereinafter called the "Lessee/s" (which expression shall, unless the context does not so admit, include his/her/his/their successor/s and permitted assigns, their respective heirs, executors, administrators and permitted assigns) of the other part.

WHEREAS the Lessee had applied to the Lessor for the grant of a Lease of the plot of land belonging to the Lessor; hereinafter described;

AND WHEREAS the Lessor has on the faith of the statement and representations made by the Lessee accepted the Lessee's application and the bid/tender and has agreed to demise the said plot to the Lessee in the manner hereinafter provided;

Original document is kept with bank record

ORIGINAL VERIFIED FOR PUNE PEOPLE'S CO-OP BANK LTD



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AND WHEREAS the Lessee has in particulars/stated that he does not hold any land in excess of the ceiling limit prescribed under the Urban Lands (Ceiling and Regulation) Act 1976:

AND WHEREAS the Lessor has served a notice under section 26 (1) of the Urban Land (Ceiling and Regulation) Act 1976, on the Competent Authority on _____ of its intention to transfer by lease the demised land;

NOW THIS LEASE WITNESSETH AS FOLLOWS :-

Interpretation

1. In these presents, the term Development Authority shall mean the Pimpri-Chinchwad New Town Development Authority or any officer authorised by it by a general or special resolution.

Description of land

2. In consideration of the sum of Rs. (7,850/-) Rupees Seven thousand eight hundred fifty only. paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee All that piece of land known as plot No. site for Primary School in the scheme of the Lessor for development of Sector No. 28 of the Pimpri-Chinchwad Now Town approved by the State Government in UD & PHD cell under their letter No. RPP-1176/2779-40-5 dated 13-11-76 within the village limits of Akundi taluka Haveli District Pune containing by admeasurement about 6188 square-metres or thereabouts and bounded as follows that is to say :

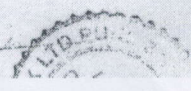
on or towards the north by Open space for Highschool
on or towards the south by MIDC water Tank
on or towards the east by Plot nos: 303, 304, 305, 306, 307 & 7.6 metre Road
on or towards the west by open space
2 metre drainage & plot no: 308

and delineated on the plan annexed hereto and shown there on a Red colour boundary line and together with all rights, easements and appurtenances there under the said land or any part thereof to hold the land hereinbefore expressed to be hereby demised (hereinafter referred to as the demised land) unto the Lessee for the term of Ninety-nine years counted from the

Fifteenth day of February one thousand nine hundred and seventy Nine subject nevertheless to the provisions

of the Maharashtra Land Revenue Code, 1966 and the Rules thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Office of the Lessor or as otherwise required the yearly rent of Rupee one from 1st April to 30th March or any part thereof the said Rent to be paid in advance without any deductions whatsoever on or before the 30th day of April in each and every year.

[Handwritten signatures and initials in the left margin]



Covenants by the Lessee

3. The Lessee with intent to bind all persons into whomsoever hands the demised land may come doth hereby covenant with the Lessor as follows :

To pay rent

(a) During the said term hereby created to pay unto the Lessor the said rent at the time, on the day and in the manner hereinbefore appointed for payment thereof clear of all deductions.

To pay rates and taxes

(b) To pay all existing and future taxes, cesses, rates, assessments, land revenue charges and outgoing of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised land and anything for the time being thereon. At present the Land Revenue in respect of the demised land is ^{about} Rs. only.

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Not to excavate

(c) Not to make any excavation upon any part of said land hereby demised nor remove any stone, sand, gravel, clay or earth there from except for the purpose of forming foundations of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

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Time limits for commencement and completion of construction works

(d) To submit to the Lessor within a period of three months from the date hereof plans and such other particulars of the building, structure or work proposed to be built on the demised land in the manner prescribed under the Development Control Regulations.

(e) To commence within a period of one year from the date of approval of building plan by the Lessor or within one year from the date on which water supply is made available to the demised land whichever is later and within a period of three years from the said date at his own expense and in a substantial and workman-like manner and with new and sound materials and in compliance with the said Development Control Regulations and all Municipal Rules, bye-laws and regulations applicable hereto and in strict accordance with the approved plans elevations, detailed specifications to the satisfaction of the Development Authority build and completely finish fit for the occupation a building to be used as ^{Hindi/English Medium} High School building with all requisite drains and other proper conveniences thereto; Provided that where the lessor for sufficient reasons, extends in any particular case the above stipulated time limit for completion of the construction of building as per regulations made in that behalf, the Lessee shall complete the construction of building within such extended period

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To build only as per plans sanctioned by the Development Authority

(f) Not at any time during the period of this demise to erect any building, erection or structure on any portion of the said land without prior sanction of the Development Authority and except in accordance with the plans approved by the Dev. Authority.



To build according to Development Control regulations or Municipal regulations in force from time to time

- (g) Both in the completion of any such building or erection or addition and at all times during the continuance of this demise to observe and to conform to the said Development Control Regulations and to all bye laws, rules and regulations of the Pimpri-Chinchwad New Township Municipal Council or other body having authority in that behalf and any other statutory regulations as may be in force for the time being relating in any way to the demised land and any building thereon.

Sanitation

- (h) To observe and conform to the Development Control Regulations, all rules, regulations and bye-laws of the Development Authority or the local authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient latrine accommodation and other sanitary arrangements to conform with such Regulations. Rules or bye-laws in order to keep the demised land and surroundings clean and in good condition to the satisfaction of the Development Authority.

Alterations

- (i) That no alteration or addition shall at any time be made to the facade or elevation of any building or erection erected and standing on the demised land or architectural features thereof except with the previous approval in writing of the Development Authority and subject to such conditions as the Development Authority may lay down.

Not to affix or display sign, boards, advertisements, etc.

- (j) Not at any time during the continuance of the said term to affix or display or permit to affix or display on or from the demised land any sign-board, sky-sign, neon-sign, or advertisement with or without illumination or otherwise unless the consent in writing of the Development Authority has been previously obtained thereto.

To enter and inspect

- (k) To permit the Development Authority's officers, surveyors workmen or others employed by it from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into or upon the demised land and to inspect the state thereof and if upon such inspection it shall appear that any action is necessary to keep the demised land in satisfactory condition the Lessor may call upon the Lessee to take such action and upon his failure to do so within a reasonable time the Lessor take such action at the expense in all respects of the Lessee.

To permit entry for carrying out works regarding water supply, electricity supply, drainage, etc.

- (l) The Lessee shall permit the lessor or any person nominated by it or any servant or contractor of the Lessor, the Maharashtra Industrial Development Corporation and the Maharashtra State Electricity Board to enter into and upon the demised premises with such workmen as may be necessary for the purpose of laying any water pipe line, or a sewer line or an electric line and work concerned therewith.

- Nuisance
- User
- Indemnity
- Payment of service charges
- Delivery of possession after expiration
- Not to assign
- (m) Not to do or permit anything to be done on the demised land which may be a nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity.
- (n) To use the demised land for the purpose of Hindi/English medium High school only and for no other purpose.
- (o) To indemnify and keep indemnified the Lessor against any and all claims for damage, which may be caused to any adjoining buildings or ther premises by such buildings or in consequence of the erection of the aforesaid work and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Pimpri-chinchwad New Township Municipal Council or any local authorities in respect of the said works or of anything done under the authority herein contained.
- (p) To make to the Development Authority as yearly payment at the rate of Rs 5000/- as his contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy etc. for the demised premises regardless of the extent of benefit derived by lessees from such amenities. Provided that no payment shall be made to the Development Authority one year after such civic amenities have been transferred to the Pimpri-Chinchwad New Township Municipal Council. The payment shall be paid on the first day of April in each year or within 20 days therefrom
- (q) At the expiration or sooner determination of the said term quietly to deliver upto the Lessor the demised land and all erections and buildings then standing or being thereon provided always that the Lessee shall be at liberty if he shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to lessees all building erections, and structures and material from the said land but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor levelled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed. Provided further that after the possession of the demised land has been delivered to or obtained by the Lessor, such building, erection or structure shall stand forfeited to the Lessor.
- (r) Not to sell, mortgag assign, underlet or sub-let or part with the possession of the demised land or any part thereof or any interest therein without the previous written consent of the Development Authority. Consent may be granted by the Development Authority if the Lessee agrees either.
- (i) To pay to the Development Authority one-half of the increase in the value of the land derived by the lessee such increase being equal to an amount by which the value of the land derived by him exceeds or has exceeded a premium or the price paid by him or his assignor and the market value of a building or erection or structure thereon. The decision of the Development Authority as to the market value shall be final and binding, or.

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(ii) To sell to the Development Authority his interest under the Lease at a price which a prospective purchaser is willing to pay him.

Provided that such consent shall not be given for a period of 5 years from the date of handing over possession of the demised land unless in the opinion of the Development Authority exceptional circumstances exist for the grant of such consent.

Bar on sub division of land

(s) Not to subdivide the land demised to the Lessee.

Change in status of the Lessee

(t) No change in the proprietorship or partnership of a limited or unlimited company or of registered or unregistered partnership firm to whom the plot is handed shall be recognised without the previous written consent of the Development Authority.

Preference in employment of labour

(u) In employing skilled and unskilled labour the Lessee shall give preference to the persons whose lands have been acquired provided that they are fit in the opinion of the Development Authority. The Lessee shall furnish to the Development Authority on or before the 10th day of every calendar month a return showing the particulars of skilled and unskilled employees employed by him during the preceding calendar month. The return shall be in such a form as may be determined by the Development Authority from time to time.

Notice in case of death

(v) In the event of death of the Lessee, the person to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

Recovery of rent as Land Revenue

4. If and whenever any part of the premium or rent hereby reserved or any other charges payable by the lessee shall be in arrears, the same may be recovered from the Lessee as an arrears of land revenue under the provisions of the Maharashtra Land Revenue Code, 1926

Re-entry

5. If the said rent hereby reserved shall be in arrears for a period of thirty days whether the same shall have been legally demanded or not or if and whenever there shall have been a breach of any of the covenants by the Lessee hereinbefore contained or if the Lessee be adjudicated insolvent or bankrupt or renounces his character as such by setting a title in the third person or claiming a title in himself, the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the demised land, or claimed by the Lessee on account of the building or improvements built or made, provided always that except on non-payment of rent as aforesaid the power of re-entry hereinbefore contained shall not be exercised unless and until the Lessor shall have given to the Lessee or left on some part of the demised land notice in writing of its intention to enter and of the specific breach or breaches of covenant in respect of which the re-entries intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving or leaving of such notice.

Summary eviction of persons unauthorisedly occupying the demised land on determination of the lease.

6. If, on the determination of the lease any person is found to be unauthorisedly occupying or wrongfully in possession of the demised land it shall be lawful for the Development Authority to secure summary eviction of such person in accordance with the provisions of the Maharashtra Land Revenue Code, 1966.

Notices and demands

7. Any demand for payment or notice requiring to be made upon or given to the Lessee shall be sufficiently made or given if sent by the Lessor through the post by registered letter addressed to the Lessee at the demised land and any demand or notice sent by post shall be deemed to have been delivered in the usual course of post.

Security for due performance of the conditions of lease

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8. It is also agreed between the parties hereto that (Rs. 790/-)

Rs. seven hundred ninety only

in the hands of the Development Authority received from the Lessee shall be held by Development Authority as security for the performance of the conditions of lease or for any loss or expense that the Development Authority may be put to in connection with any legal proceedings including eviction proceedings that may be taken against the Lessee and the security shall be liable to be forfeited by the Development Authority either in whole or in part at its discretion for a breach of any conditions of this lease.

9. Further agreed that whenever the security is forfeited the lessee shall reimburse the same to the extent of the forfeiture which shall be equal to the amount of forfeited security; increased in proportion to variation registered in the level of wholesale prices in India since the commencement of the lease on the basis of the wholesale price index compiled by the Reserve Bank of India.

The Development Authority further agrees to refund on determination of the lease to the lessee the balance amount of the security after deducting its dues, expenses, etc., if any.

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Security for due performance of the conditions of lease

8. It is also agreed between the parties hereto that (Rs. 790/-)

Rs. Seven hundred ninety only

in the hands of the Development Authority received from the Lessee shall be held by Development Authority as security for the performance of the conditions of lease or for any loss or expense that the Development Authority may be put to in connection with any legal proceedings including eviction proceedings that may be taken against the Lessee and the security shall be liable to be forfeited by the Development Authority either in whole or in part at its discretion for a breach of any conditions of this lease.

9. Further agreed that whenever the security is forfeited the lessee shall reimburse the same to the extent of the forfeiture which shall be equal to the amount of forfeited security; increased in proportion to variation registered in the level of wholesale prices in India since the commencement of the lease on the basis of the wholesale price index compiled by the Reserve Bank of India.

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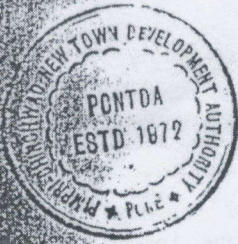


Marginal Notes

10. The marginal notes do not form part of the lease and shall not be referred to for construction or interpretation thereof.

IN WITNESS WHEREOF the Lessor and the Lessee have hereunto set and subscribed their hand and seal the day and year first above written, Signed, Sealed and Delivered for and on behalf of The Pimpri-Chinchwad New Town Development Authority by the hand of :

Shri P. G. Sandesai, Chief Executive Officer
in the presence of



(1) S.M. Parkhi

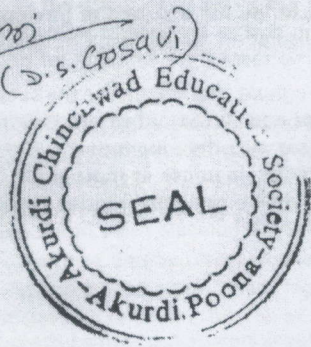
(2) (M. P. Kumbhar)
Seal of the D. A.

R. Sandesai
CHIEF EXECUTIVE OFFICER,
PIMPRI-CHINCHWAD NEW TOWN
DEVELOPMENT AUTHORITY,
PUNE.

Signed and Delivered by the withinnamed Lessee in the presence of

(1) S. S. Gosavi

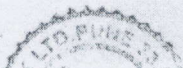
(2) (S. S. Gosavi)



Nicholas Samuel Gabriel
PRESIDENT,
Signature of the Lessee
Akurdi-Chinchwad Ed. Society
Akurdi, Pune-35

(Shri) Nicholas Samuel Gabriel -
Remayya

business - nil - age - 75
residing at: 55 Dabhade chaw
Akurdi, Pune 411075



Read : Application dated 4.4.1979 from The Secretary, Akurdi Chinchwad Edn. Society, Akurdi, Pune-35.

Collectorate, Pune,
Revenue Branch,
No. NA/SR/IV-P 414
Pune-411 001.

Date: 9 - 4 - 1979.

ORDER

The land comprised in S. No. 28 Sector of Akurdi Taluka Haveli District Pune measuring 66607 Sq. ft. 6188 Sq. mts. belong to Secretary, Akurdi Chinchwad Edn. Society and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 66607 Sq. ft. 6188 Sq. mts. out of the said land for the Non-Agricultural purpose of other than residential

In exercise of the powers vested in him under Sec. 44 of the Mah. L. R. Code, 1966, the Additional Collector, Pune is pleased to grant N. A. permission for construction of other than residential building in an area measuring Sq. ft. Sq. mts. out of S. No. 28 Sector CTS. No. 66607 F. P. No. 6188 S. P. No. of Akurdi Taluka Haveli District Pune in favour of The Secretary, Akurdi Chinchwad Education Society, Pune-35 subject to the following conditions :

1. The grant of permission shall be subject to the provisions of the code and rules made thereunder.
2. That the grantee shall use the land together with the building and/or structure thereon, only for the purpose for which the land is permitted to be used and shall not use it for any part of the land or building thereon for any other purpose without obtaining the previous written permission to that effect from the Collector, Pune. For this purpose the use of a building shall be decided by the use of land.
3. That the grantee shall commence the N. A. use of the land within the period of one year from the date of this order, unless the period is extended from time to time, failing which the permission shall be deemed to have been cancelled.
4. That the grantee shall be liable for taking action under section 45 of the Mah. L. R. Code, 1966 and rules made thereunder, if it is noticed that he has commenced the N. A. use prior to the issue of this order.
5. That the grantee shall communicate the date of commencement of that N. A. use of the land and/or change in the use of the land to the Tahsildar/City Survey Officer, Pune City, Pune within one month, failing which he shall be liable to be dealt with under rule 6 of the Mah. L. R. (Conversion of use of land & N. A.) Rules, 1969.
6. That the grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No. P.A.-26-28-25/dated. 30.3.1977 and not make any additions or alterations without the previous permission of the Pune Municipal Corporation Authorities.
7. That the grantee shall pay the N. A. A. in respect of the land at the rate of Rs. 0.08 P. per Sq. mt. from the date of commencement of the N. A. use of the land for the purpose for which the permission is granted together with L. F. cess/Z-P. taxes* applicable to the area. In the event of any, any change in the use of the land, the N. A. A. shall be liable to be levied at the different rate irrespective of the fact the guarantee period of the N. A. A. already levied is yet to be fixed. / 15 years from the date on which the land is
8. That the N. A. A. shall be guaranteed for the period ending 31st July 1986, after which actually it shall be liable to revision at the revised rate, if any. used for n.a. purpose and

9. That the grantee shall pay the measurement fees within one month from the date of commencement of the N. A. use of the land.

10. That the area & N. A. A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

11. That the grantee shall be bound to execute a sanad, in form as provided in Schedule IV or V appended to the Mah. L. R. (Conversion of use of land and N. A. A.) Rules, 1969, embodying therein all the conditions of this order, within a period of one month, from the date of commencement of the N. A. use of the land.

11a) That this permission is subject to U.L.C. Act, 1976

12. (a) If the grantee contravenes any of the conditions mentioned in this order and those in the sanad, the Collector may with prejudice to any other penalty to which he may be liable under the provisions of the Code, continue the said land/plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in clause (a) above it shall be lawful for the Collector, to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within a time specified in that behalf by the Collector and on such removal or alterations not being carried out within the specified period, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

(c) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant other facts of the case e. g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Maharashtra Municipal Act, etc.



Sd/- S. T. Altekar
Additional Collector, Pune.

To

✓ The Secretary,
Akurdi Chinchwad Educational Society,
Akurdi, Pune - 35
Tahsildar, Haveli

Copy to the City Survey Officer, Pune City, with the case papers in one file for information and necessary action.

2. He is requested to watch the report from the grantee about commencement of the N. A. use of the land in time. On receipt of that report should take steps to keep necessary notes in T. F. IV & V. F. IV, N. A. Note Book, to effect the recovery of the N. A. A. from the date of commencement of the N. A. use from the grantee, and to get a sanad executed. If the occupants pay the measurement fees, they should inform the District Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N. A. use before grant of this order they should submit necessary proposal U/s. 45 of the Mah. L. R. Code, 1966.

Besides, if he fails to intimate the date of commencement of N. A. use within the prescribed time a proposal of fine should be submitted to this office under section 44 (5) of the Mah. L. R. Code, 1966 and Rule made thereunder.

Copy to the Tahsildar, Pune City for information and necessary action.

S. T. Altekar
Additional Collector, Pune.

W.S.

No. DA/138/ 802

Date

15 JAN 1979

ORDER

- Read : 1) Letter No. ADM/77-78/4 dated 16th August 1977 from the President, Akurdi-Chinchwad, Education Society, Akurdi, Pune - 411 035
- 2) Item No. 5 (4) - Development Authority meeting on 9th June 1978

ORDER

The Pimpri-Chinchwad New Town Development Authority in exercise of the powers vested in it, under section 138 (3) of the Maharashtra Regional and Town Planning Act, 1966 is hereby pleased to allot the land reserved for school site admeasuring about 6188 sqm in Sector No. 28 of the Pimpri-Chinchwad New Town, more specifically described in the schedule below and shown in the map enclosed with this order, in favour of Akurdi-Chinchwad Education Society, Akurdi, Pune-35 for starting English/Hindi medium school therein, on lease for a period of 99 years at a nominal ground rent of Re.1/- one only per annum and premium of R. 7,850/- seven thousand eight hundred fifty only, on the following conditions in addition to conditions of the lease deed :

- 1) That the said land shall be utilized solely for the purpose of English/Hindi medium school.
- 2) That the Akurdi-Chinchwad Education Society, Akurdi, Pune-35 shall be liable to pay to the Development Authority from the date of taking over possession of the land round of Re.1/- one only annually before 31st March every year.
- 3) That the said Institute shall pay all existing and future taxes, cesses, rates, assessments, land revenue charges and outgoings of every kind for the time being payable by the Development Authority in respect of the said land and anything on the said land for the time being thereon.
- 4) That the said Institute shall submit before undertaking any works on the demised land, plans and such other particulars of the building, structures or works proposed to be built on the demised land in the manner prescribed under the Development Control Regulations of the Development Authority and shall construct the buildings, works and structures as per plans approved by the Development Authority within a period of three years from the date of taking over possession of the demised land.
- 5) That the said Institute shall execute within a period of two months from the date of this order the lease deed in the prescribed form and all expenses of execution of the lease deed shall be borne by the Institute itself.

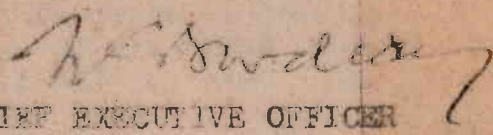
- 6) That the said Institute shall on demand from the Development Authority in future pay additional premium to cover the acquisition cost in case the demised land is found to be in excess of the area mentioned above after final demarcation and/or the amount of compensation awarded by the Special Land Acquisition Officer is enhanced as a result of reference to the District Court or the High Court by the land owners.

SCHEDULE OF LAND ALLOTTED

All that piece of land known as site for the school in Sector No.28 of the Pimpri-Chinchwad New Town, the layout of which is approved by the State Government in Urban Development and Public Health Department under their letter No.RPP-1176/2779-UD-5 dated 19.11.1976, and measuring about 6188 six thousand one hundred and eighty eight sqm or thereabout and bounded :

- | | | |
|---------------------|----|--|
| On or towards North | by | Open space reserved for High School in Sector No.28 |
| On or towards East | by | Plot Nos.304 to 310 from Sector No.28 |
| On or towards South | by | Site reserved for M.I.D.C. Water tank. |
| On or towards West | by | Open space reserved as recreation ground in Sector No.28 |

By order and on behalf of the Pimpri-Chinchwad New Town Development Authority.


CHIEF EXECUTIVE OFFICER

Copy with compliments to the President, Akurdi-Chinchwad Education Society, Akurdi, Pune-35 for information and necessary action.